060.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	813,100 / 813,100
					USE VALUE:	813,100 / 813,100
					ASSESSED:	813,100 / 813,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		RESERVOIR RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FISHER ALEXANDRA K/ TRUSTEE
Owner 2:	ALEXANDRA K FISHER TRUST
Owner 3:	
Street 1:	15 RESERVOIR ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FISHER ALEXANDRA K -
Owner 2:	-
Street 1:	15 RESERVOIR ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Clapboard Exterior and 1427 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7493.000	357,300	4,400	451,400	813,100
Total Card	0.172	357,300	4,400	451,400	813,100
Total Parcel	0.172	357,300	4,400	451,400	813,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 569.60 /Parcel: 569.60

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 39746

GIS Ref

GIS Ref

Insp Date 11/25/08

!5248!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 060.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	357,300	4400	7,493.	451,400	813,100		Year end	12/23/2021
2021	101	FV	347,000	4400	7,493.	451,400	802,800		Year End Roll	12/10/2020
2020	101	FV	346,900	4400	7,493.	451,400	802,700	802,700	Year End Roll	12/18/2019
2019	101	FV	267,400	4400	7,493.	444,900	716,700	716,700	Year End Roll	1/3/2019
2018	101	FV	267,400	4400	7,493.	341,700	613,500	613,500	Year End Roll	12/20/2017
2017	101	FV	267,400	4400	7,493.	322,400	594,200	594,200	Year End Roll	1/3/2017
2016	101	FV	267,400	4400	7,493.	296,600	568,400	568,400	Year End	1/4/2016
2015	101	FV	252,900	4400	7,493.	277,300	534,600	534,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:52:28

LAST REV

Date	Time
11/09/20	09:37:47
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5248

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FISHER ALEXANDR	75928-326	1	10/20/2020	Convenience	10	No	No		
FALK SAMUEL D	36139-50		8/15/2002		425,000	No	No		
WILKINSON CAROL	28926-108		8/4/1998		246,900	No	No		Y

USER DEFINED

Prior Id # 1:	39746
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2016	296	Redo Bat	35,000					redoo bath
7/14/2015	952	Re-Roof	16,870		7/14/2015			Strip and re-roof.
5/20/2014	477	Awnings	7,000					
8/12/2009	694	Manual	5,000	C				add landing and st
4/15/2009	236	Addition	120,000	C		G10	GR FY10	REMOD KIT & BTH, C
3/16/1992	76		6,000	C				REM/KIT-ADD BATH

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2015	Permit Insp	PC	PHIL C
6/18/2014	External Ins	PC	PHIL C
10/28/2010	Info Fm Plan	BR	B Rossignol
6/30/2009	Info Fm Prmt	BR	B Rossignol
11/25/2008	Meas/Inspect	355	PATRIOT
11/16/2002	MLS	MM	Mary M
1/13/2000	Mailer Sent		
1/10/2000	Measured	163	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7493		Sq. Ft.	Site		0	70.	0.86	6									451,351						451,400	

Total AC/HA:	0.17202	Total SF/SM:	7493	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 451,351	Spl Credit	Total: 451,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	40	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.01989794
Adj $ / SQ:	185.876
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400525
Depreciation:	43257
Depreciated Total:	357269

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

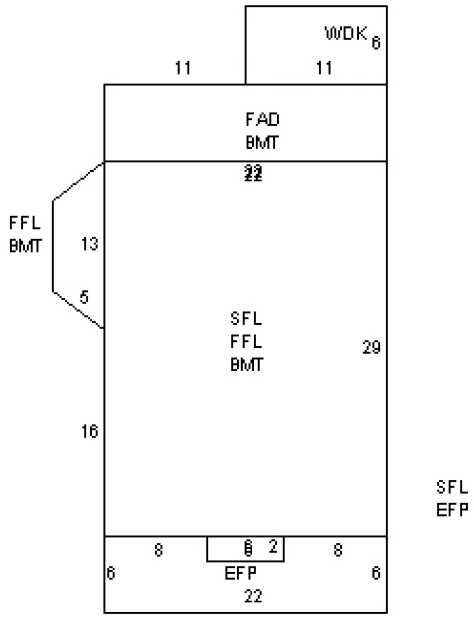
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	185.88
Special Features:	0	Val/Su Net:	146.74
Final Total:	357300	Val/Su SzAd	250.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	810	55.760	45,168
FFL	First Floor	678	185.880	126,024
SFL	Second Floor	617	185.880	114,779
EFP	Enclos Porch	132	48.800	6,442
FAD	Addition	132	185.880	24,536
WDK	Deck	66	16.320	1,077

Net Sketched Area:	2,435	Total:	318,026
Size Ad	1427.4999	Gross Area	2468	FinArea	1427
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1911	22.72	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400

IMAGE

AssessPro Patriot Properties, Inc